



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE:

PJ-1

April 10, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES LIBRARY REPLACEMENT PROJECT
AUTHORIZE CHANGE ORDER
APPROVE APPROPRIATION ADJUSTMENT
APPROVE REVISED PROJECT BUDGET
SPECS. 5455; C.P. 77395
SUPERVISORIAL DISTRICT 1
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Authorize the Director of Public Works to execute a change order to Contract PW-12633 with Ford E.C., Inc., for removal and disposal of contaminated soil for a maximum amount of \$450,000.
2. Approve the enclosed Appropriation Adjustment (Enclosure B) in the amount of \$500,000 to increase the change order fund.
3. Approve the revised project budget of \$8,300,000 (Enclosure A).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will provide for removal and disposal of contaminated soil discovered at the project site while excavating for the building pad foundation.

On January 6, 2003, excavation and grading began for the new library construction. On January 21, 2003, construction debris (concrete, asphalt, wood, and pipe) was discovered in the soil beneath the proposed library building site. Approximately 4,000 cubic yards of the material were removed and stockpiled with the intent of separating the debris and reusing the soil as backfill for the project. The material was tested on January 27 and 28, 2003, and a report of the findings was made available on February 20, 2003. It was determined that the stockpile contained high levels of lead requiring transport to a Class I landfill for disposal.

During the Design Phase of the project, a Phase I environmental site assessment and a geotechnical investigation were performed by Converse Consultants. Based on these reports, there was no indication that hazardous materials were likely to be encountered during construction. However, the majority of the contaminated material was discovered beneath the old courthouse, which was not demolished until after the investigation was performed.

The maximum change order amount is based on an estimated quantity of 4,000 cubic yards. Following authorization to execute this change order by your Board, the actual amount of material will be verified during the removal process.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles. This action is also consistent with the Goal of Fiscal Responsibility as it is an investment in public infrastructure.

Also, the renovation and redevelopment of the East Los Angeles Civic Center is an integral component of the Strategic Plan for Municipal Services to unincorporated areas. One of the plan's objectives, under Action Plan A, is the piloting of at least one civic center facility model in an unincorporated area of the County of Los Angeles by Fiscal Year 2004-05. The plan recommends East Los Angeles to be the pilot site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a "one-stop" setting with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

On November 12, 2002, your Board approved a total project budget of \$7,800,000. At the time of contract award, your Board approved a change order contingency of \$541,139. Currently, there are five approved change orders for a total amount of \$95,924.

The enclosed Appropriation Adjustment will transfer \$500,000 from the East Los Angeles Parking Improvements (C.P. 77427) to Capital Project 77395 to provide funding for this change order and for change orders associated with removing the debris from the building pad foundation. The Appropriation Adjustment will also increase the change order contingency to \$1,041,139. The Project Schedule and Budget Summary are detailed in Enclosure A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the Public Contract Code allows your Board, with a four-fifths vote, to authorize a change to a construction contract that is less than 10 percent of the original contract amount without having to obtain bids for the work. This change order, with a maximum value of \$450,000, is 8.5 percent of the original contract amount.

Authorization of this Change Order will not impact the current completion date of this project and the material is not currently interfering with the ongoing construction activities.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration for the East Los Angeles Civic Center Renovation Project, including the new library, was approved by your Board on July 25, 2000.

CONTRACTING PROCESS

The original construction contract with Ford E.C. was awarded on November 12, 2002, for \$5,288,600. Change orders to date have been approved for a cumulative total of \$95,924. Approval of this change order will increase the cumulative total of all approved change orders to a maximum of \$545,924.

The Honorable Board of Supervisors
April 10, 2003
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

The existing East Los Angeles Library will remain fully operational until the new library is opened. Also, the project specifications require the contractor to coordinate its construction schedule with the daily functions and activities within the East Los Angeles Civic Center to minimize disruptions to County services.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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cc: County Counsel
Public Library

April 10, 2003

ENCLOSURE A

**EAST LOS ANGELES LIBRARY REPLACEMENT PROJECT
AUTHORIZE CHANGE ORDER
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APPROVE REVISED PROJECT BUDGET
SPECS. 5455; C.P. 77395**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Actual Completion Date
Award Design Contract	03/07/00		03/14/00
Execute Design Contract	03/16/00		03/23/00
Schematic Design	07/27/00		08/14/01
Design Development	10/12/00		10/15/01
Construction Documents	03/08/01		03/22/02
Jurisdictional Approvals	06/14/01		07/24/02
Construction Award	11/12/02		11/12/02
Construction Start	11/21/02		01/06/03
Substantial Completion	11/20/03		
Final Acceptance	02/18/04		

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Current Project Budget
Plans and Specifications			
Basic Design Services	\$ 298,454	\$ 0	\$ 298,454
Construction Administration	\$ 84,179	0	84,179
Consultant Services	\$ 23,317	0	23,317
Additional Services	\$ 132,000	0	132,000
Reimbursable Services	\$ 2,000	0	2,000
Total A/E Contract	\$ 539,950	0	539,950
Design Contingency	\$ 5,000	0	5,000
Total Plans and Specifications	\$ 544,950	\$ 0	\$ 544,950
Plan Check/Jurisdictional Reviews	\$ 36,981	\$ 0	\$ 36,981
Construction			
Construction Contract	\$ 5,288,600	\$ 0	\$ 5,288,600
Change Orders (approximately 10 percent)	\$ 541,139	500,000	1,041,139
Subtotal	\$ 5,829,739	\$ 500,000	6,329,739
Public Art *	\$ 45,392	0	45,392
Total Construction	\$ 5,875,131	\$ 500,000	\$ 6,375,131
Equipment/Other			
Telecommunication	\$ 25,000	\$ 0	\$ 25,000
FF&E	\$ 551,922	0	551,922
Total Equipment/Other	\$ 576,922	\$ 0	\$ 576,922
Contingency	\$ 97,788	\$ 0	\$ 97,788
Other Consultant Services	\$ 87,000	\$ 0	\$ 87,000
Miscellaneous Expenditures	\$ 12,000	\$ 0	\$ 12,000
County Services	\$ 569,228	\$ 0	\$ 569,228
TOTAL	\$ 7,800,000	\$ 500,000	\$ 8,300,000

* The balance of the public art amounting to \$31,508 will be funded by the East Los Angeles Civic Center Renovation Project, C.P. 77398.

April 10, 2003

ENCLOSURE B

**EAST LOS ANGELES LIBRARY REPLACEMENT PROJECT
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APPROPRIATION ADJUSTMENT**

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENTDEPT'S.
No.DEPARTMENT OF Chief Administrative OfficeApril 10~~th~~ 2003

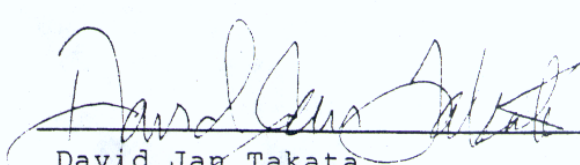
AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

East Los Angeles Replacement Library
(4-Votes)

(See Attached for Details.)


David Jan Takata

Assistant Division Chief

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

No. 200APRIL 10 2003

APPROVED AS REQUESTED

AS REVISED

April 14 2003

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

REQUEST FOR APPROPRIATION ADJUSTMENT
ELA REPLACEMENT LIBRARY
FISCAL YEAR 2002-2003

(4 Vote)

SOURCES:

Parking Improvements	
A01-CP-77427-6014	\$500,000
Total	<u>\$500,000</u>

USES:

Replacment Library	
A01-CP-77395- 6014	\$500,000
Total	<u>\$500,000</u>

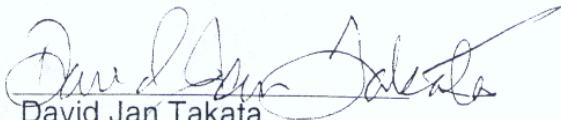
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Justification:

This appropriation adjustment provides funding for change orders for the ELA Library project.

There is no affect on net County cost.

Noted and Approved:


David Jan Takata
Assistant Division Chief
Chief Administrative Office

(123)BA\ELA LIBRARY CHANGE ORDER)

BA # 200

APRIL 10, 2003